

**Your  
Seattle  
Fire Department**



PLAN REVIEW NO. 58184

October 4, 2016

Permit Consultants Northwest  
17479 7 Avenue SW  
Normandy Park, WA 98166

**RE: ARCHITECTURAL PLANS**

423 2 Avenue Extension South—Metropole Hotel Renovation  
Substantial alteration and change of use for a hotel and future restaurant and retail spaces  
in an existing building  
SDCI A/P No.: 6508387

Occupancy Type: R-1/A-2/M/S-2  
Construction Type: III-B  
No. Of Stories: 3+1 base+1 mezz

Contact Person: Jon O'Hare  
Phone Number: 425-301-9541  
Owner/Lessee: Metropole Capital Group LLC

**PLAN APPROVED**

This plan is approved, subject to Ordinance, field inspection, and providing the following corrections are made or conditions met:

- 1) The submitted plans show two roof decks each with a single exit. This appears to require correction based on the SDCI occupant load factor of 15 square feet per occupant for occupied roof decks and 2012 Seattle Building Code 1021.2 exception 8. Review with the SDCI, and correct as necessary.
- 2) The submitted plans appear to show only half-hour fire-rated construction between hotel guest rooms. This appears to require correction per 2012 Seattle Building Code 420.2. Review with the SDCI, and correct as necessary.
- 3) The submitted plans note the salvaging of the existing building fire escapes on the west (alley) side of the building as a nonfunctional decorative feature. In order to clearly and immediately indicate that the fire escape is nonfunctional, all platform and landing decks, all stair treads, and the ladder to the roof shall be removed. Horizontal and vertical structural members of the fire escape may be retained together with railings and similar features, but all surfaces designed for standing or climbing shall be removed.
- 4) This general approval does not include review and approval of the required fire protection systems. Submit contractors shop drawings for the following systems through the Seattle Department of Construction and Inspections (SDCI) for plan approval prior to installation:

Seattle Fire Marshal's Office  
220 3rd Ave S, Floor 2  
Seattle WA 98104-2608  
206-386-1450

- a) Automatic Sprinkler - Plans shall include water supply information from a recent (within ten years) flow test in close proximity to the project site and in the same pressure zone and on the main to be tapped for sprinkler protection; plans lacking this information will not be approved.
- b) Fire Alarm
- c) Standpipe

Note: For information regarding Seattle Fire Department inspections call the Fire Marshal's Office Engineering Section at 206-386-1443.

- 5) The automatic sprinkler system shall be designed and installed in accordance with NFPA 13 and 2012 Seattle Fire Code 903. Ensure sprinkler protection is provided in combustible concealed areas (such as attics, above dropped ceilings, and within soffits and interstitial spaces); at recessed entries under occupied areas of the building above exceeding 4 feet in width; under overhead doors; at covered light wells; both above and below combustible ceilings (including the renovated first floor historic wood soffit); and at each floor stair landing and under the lowest run of every stair (including those serving mezzanines). Provide intermediate temperature rated sprinklers at the light well skylight. Design shall meet ordinary hazard, group 2, requirements at the first floor future commercial spaces; ordinary hazard, group 1, requirements in storage, trash and recycling, mechanical, utility, and similar areas; light hazard requirements in combustible concealed spaces, lobby, corridor, assembly, office, and similar areas and in the basement future commercial spaces; and residential requirements within guest rooms. Sprinklers in light hazard areas shall be listed quick response type, and all sprinklers in future commercial spaces shall also be listed quick response type. Elevator machine room protection shall be per SDCI Director's Rule 7-2014. Sprinkler system underground supply piping shall not extend under the building more than 20 feet. The system fire department connection shall face a public street and be located at least 10 feet from any building exit door; use of a combined standpipe and automatic sprinkler fire department connection is acceptable. Sprinkler protection in the basement and first floor future commercial tenant spaces shall be installed properly at the shell and core stage and shall not be deferred to any tenant improvement stage.
- 6) All existing deficiencies, inadequacies, and outdated features of the present building automatic sprinkler system shall be corrected, upgraded, and updated as necessary to meet the 2012 Seattle Fire Code and 2010 NFPA 13 standards and requirements. This includes, but is not limited to, proper sprinkler protection in all areas, seismic bracing and restraints on sprinkler piping, use of listed quick response type sprinklers throughout light hazard areas, and so forth.
- 7) The fire alarm system shall be designed and installed in accordance with NFPA 72 and 2012 Seattle Fire Code 907. This includes but is not limited to:

- a) Location of a fire alarm system remote annunciator at the main entry lobby.
  - b) Smoke detection at elevator lobbies.
  - c) Smoke detection in elevator machine and control equipment rooms and heat detection within 18 inches of elevator motors located in hoistways per SDCI Director's Rule 7-2014.
  - d) Smoke detection at system panels, including power booster and supply panels.
  - e) Smoke detection throughout all corridors serving guest rooms.
  - f) Heat detection in transformer vaults.
  - g) One manual pull station located at the fire alarm control panel or at the automatic sprinkler system main riser and control valve.
  - h) Audibility of 15-dBA above ambient sound levels and 75-dBA minimum throughout residential areas and 60-dBA minimum throughout other areas.
  - i) Low frequency audible alarm per NFPA 72 in sleeping rooms.
  - j) Visible alarm in public and common use areas.
  - k) Both audible and visible alarm at the roof deck areas.
  - l) At least one audible and visual alarm device in each future commercial space at the shell and core stage.
  - m) Control of smoke damper closure.
  - n) Control of electromagnetic fire door holders.
  - o) Control of elevator recall.
  - p) Connection of sprinkler waterflow and sprinkler and standpipe valve tamper indicators.
- 8) Ensure complete and proper automatic sprinkler and fire alarm system coverage from the building systems for the occupied and useable areaway spaces under the sidewalks and adjacent to the basement spaces.
- 9) Monitoring by a Seattle Fire Department approved central station service is required.
- 10) The class I standpipe system shall be designed and installed in accordance with 2012 Seattle Fire Code 905 and NFPA 14. The standpipe system shall provide hose valve outlets on each intermediate landing of each stairwell. Dry standpipe piping shall not be concealed within the building construction including locations above ceilings and behind walls. The standpipe system shall have a two-way fire department connection readily visible and accessible on a street front near the sprinkler system fire department connection; use of a combined standpipe and automatic sprinkler fire department connection is acceptable.

- 11) Provide emergency responder radio coverage per 2012 Seattle Fire Code 510, or provide a wired communications system in accordance with 2012 Seattle Fire Code 907.2.13.2 and designed and installed in accordance with NFPA 72. If a wired communications system is provided, the main control panel for this system shall be located adjacent to the building fire alarm control panel or remote annunciator at the main entry lobby. See Seattle Fire Department client assistance memo 5122 for more details on wired communication systems. <http://www.seattle.gov/fire/fmo/firecode/cam/5122CAM%20WiredSystems.pdf>
- 12) Provide a Class 2A fire extinguisher for every 3,000 ft<sup>2</sup> of ordinary hazard occupancy (retail, storage, mechanical, etc.) and for every 6,000 ft<sup>2</sup> of light hazard occupancy (residential, assembly, office, etc.). Verify that all portions of the building are within 75 feet travel to a fire extinguisher.
- 13) Per 2012 Seattle Fire Code 907.2.11, provide a smoke alarm inside each guest room. Smoke alarms shall be hard-wired and provided with battery back-up. Note—smoke alarms are not part of the building fire alarm system.
- 14) Per 2012 Seattle Fire Code 908.7, provide a carbon monoxide alarm inside each guest room. Use of combination smoke alarm/carbon monoxide alarm devices is acceptable. Note—carbon monoxide alarms are not part of the building fire alarm system.
- 15) Smoke dampers shall be actuated by smoke detectors installed per 2012 Seattle Building Code 717.3.3.2, and such detectors shall be connected to the building fire alarm system.
- 16) Electromagnetically held open fire doors shall be actuated to release and close by smoke detectors installed per 2012 Seattle Building Code 716.5.9.3. Smoke detectors provided for door control shall be connected to the building fire alarm system.
- 17) If the stairwell doors are locked from the stairwell side, provide a master door unlock switch as required by 2012 Seattle Fire Code 1008.1.9.11 exception 6. This shall be located at the building main entry adjacent to the building fire alarm control panel or remote annunciator.
- 18) Provide stair identification in all stairwells per 2012 Seattle Fire Code 1022.9.
- 19) Provide a maximum occupant load sign at each assembly area per 2012 Seattle Fire Code 1004.3. The maximum occupant load figures shall be as determined by the SDCI.
- 20) Per 2012 Seattle Fire Code 408.8.1, provide an evacuation diagram inside each guest room door. These diagrams shall show two routes of egress from the guest room; the diagrams may also show the locations of nearby fire extinguishers.
- 21) Provide fire safety during construction work in accordance with 2012 Seattle Fire Code chapter 33 that includes temporary heating equipment, precautions against fire, flammable and

combustible liquids, flammable gases, explosive materials, owner's responsibility for fire protection, fire reporting, access for firefighting, water supply for fire protection, standpipes, automatic sprinkler systems, portable fire extinguishers, motorized construction equipment, and safeguarding roofing operations.

- 22) Egress, separation, fire protection systems, and emergency access shall meet the requirements of 2012 Seattle Fire Code chapter 33 during construction. Contractor materials and activities shall not block access to or egress from any building while the building is occupied. This includes demolition work and also applies to neighboring areas, uses, and buildings.
- 23) At a minimum, provide a Class 2A fire extinguisher during construction at the following locations:
- a) At each stairway on all floor levels where combustible materials are stored or used;
  - b) In every storage and construction office shed; and
  - c) Additional portable fire extinguishers shall be provided where special hazards exist including, but not limited to, the storage and use flammable and combustible liquids.
- 24) No storage or use of flammable or combustible liquids, torch cutting or welding operations, open flame work, grinding that produces sparks, roofing operations, or use of flammable gas for temporary heating or drying shall be conducted on any construction site without first having obtained a specific permit from the Seattle Fire Department for these hazardous activities. This includes demolition work. Please call 206-386-1450 for Fire Department permit information and application.
- 25) R-1 occupancies are required to develop a Fire Safety and Evacuation Plan per 2012 Seattle Fire Code 404. Download Fire Department Client Assistance Memo 5051, Fire Safety and Evacuation Plans, from the Seattle Fire Department website [www.seattle.gov/fire](http://www.seattle.gov/fire). This document will outline the requirements necessary to complete the plan. Please contact a Seattle Fire Department Public Educator for further assistance at 206-386-1400.

Seattle Fire Department Administrative Rules and Client Assistance Memos are available at: [www.seattle.gov/fire/FMO/fmo.htm](http://www.seattle.gov/fire/FMO/fmo.htm) Read only access to the 2012 Seattle Fire Code is available at: <http://www.seattle.gov/dpd/codesrules/codes/fire/>

George Goodall  
Senior Fire Protection Engineer

206-386-1454  
[george.goodall@seattle.gov](mailto:george.goodall@seattle.gov)